



AGENDA
SUNNYVALE PLANNING COMMISSION
July 25, 2005

7:00 PM - Study Session – West Conference Room

1. **2005-0024 – Study Issue** - Extending Approval of Wright Avenue Single-Story Combining District (**Also to Planning Commission on 08/08/05 and also to City Council on 08/23/05**) JM (*15 minutes*)

2. **2005-0609 – Sunbro Builders** [Applicant] **Andres Field O Jr.** [Owner]: Application for related proposals on a 22,213 square-foot site located at **926 South Wolfe Road** (near Primrose Ave) in an R-0 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 213-25-010) GC (*20 minutes*)
 - **Rezone** from R-0 (Low-Density Residential) to R-1.5 (Low-Medium Density Residential) Zoning District,
 - **Special Development Permit** to allow four new single-family homes, and
 - **Parcel Map** to subdivide one lot into four lots.

3. **2005-0510 – John Travis** [Applicant] **Baywest Properties** [Owner]: Application for related proposals on a 32,525 square-foot site located at **1156 Aster Avenue** (near Evelyn Ave) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-026) KD (*20 minutes*)
 - **Special Development Permit** to construct 44 townhomes, and
 - **Tentative Map** to subdivide one lot into 44 lots and one common lot.

4. Comments from the Chair (*5 minutes*)

8:00 PM - Public Hearing – Council Chambers
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CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

CONSENT CALENDAR

APPROVAL OF MINUTES of July 11, 2005

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2004-0023/2005-0324 – Lockheed Missiles & Space Co. Inc.** [Applicant/Owner]: Application for related proposals located at **1111 Lockheed Martin Way** (near 3rd Ave) in an MP-I/MP-TOD (Moffett Park Industrial/Moffett Park TOD) Zoning District. (Negative Declaration) (APN: 110-01-025) AM **(Continue to August 8, 2005)**
 - **Tentative Map** on a 206-acre site to subdivide one lot into five lots, and
 - **Variance** to allow five parcels without each lot frontage on a public street.
2. **2005-0145** – Application for a Special Development Permit on a 3,692 square-foot site to allow a 183 square-foot addition to an existing house. The property is located at **392 Waverly Street** (near W. Iowa Ave) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 165-12-097) JM
3. **2005-0168** – Application for a Design Review on a 11,174 square-foot site to allow a new 4,307 square-foot two-story home where a maximum of 4,050 square feet is allowed without Planning Commission review. The property is located at **1592 Wright Avenue** (near Helena Dr) in an R-1 (Low Density Residential) Zoning District. (APN: 320-18-087) RK
4. **2005-0559** – Application for a Special Development Permit on a 4,285 square-foot site to allow a one-story addition to an existing two-story house for total lot coverage of 41% where 40% is allowed by the original Special Development Permit. The addition results in a 48% Floor Area Ratio which requires Planning Commission review. The property is located at **1385 Sydney Drive** (near Cascade Dr) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-09-002) RK
5. **2005-0556 – 430 Toyama LLC** [Applicant] **Ivy Chi Trustee** [Owner]: Application for related proposals on a 32,000 square-foot site located at **1038 Morse Avenue** (near Toyama Dr) as the second phase of a related development in an MS/ITR/R3/PD (Industrial & Service/ Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Negative Declaration) (APN: 110-14-085) JM
 - Special Development Permit to develop 17 townhomes, and
 - Tentative Map to subdivide one lot into 17 lots and one common lot.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2005:

January 10	May 23	October 10
January 24	June 13	October 24
February 14	June 27	November 14
February 28	July 11	November 28
March 14	July 25	December 12
March 28	Aug 8	January 9, 2006
April 11	Aug 22	January 23, 2006
April 25	Sep 12	February 13, 2006
May 9	Sep 26	February 27, 2006

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, July 25, 2005	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, July 28, 2005	Planning Commission Meeting (Replay of July 25, 2005) 8:00 p.m.
Saturday, July 30, 2005	Panning Commission Meeting (Replay of July 25, 2005) 11:00 a.m.
Sunday, July 31, 2005	Planning Commission Meeting (Replay of July 25, 2005) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
